
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: August 2, 2006

SITE PLAN: **AFP-06-028**

TITLE: Fields Road Elementary School

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For relocation and addition of portable classrooms

ADDRESS: 1 School Drive

ZONE: R-A (Low Density Residential)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: Montgomery County Public Schools (MCPS)
James Song, Director of Division of Construction, MCPS
Raymond Trout, Site Development Coordinator, MCPS
Architect: Ilam Kim – The K Group

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments
Exhibit 1: Application
Exhibit 2: Site location map
Exhibit 3: Site plan with proposed trailer locations
Exhibit 4: Package submitted by MCPS for portable classrooms
Exhibit 5: Portable classroom elevations

STAFF COMMENTS

Ray Trout, representing Montgomery County Public Schools (MCPS), has submitted this Amendment to Final Plan request for the relocation and addition of portable classrooms at Fields Road Elementary School. The school is located at the corner of Muddy Branch Road and School Drive in the R-A (Low Density Residential) Zone (see Exhibit #2).

The portable classroom trailers will be placed on an existing basketball court, which is directly behind three portables of the same size (see Exhibit #3). Directly to the back of the trailers is a parking lot. One of the portables is being relocated from onsite and another portable is being brought in from Julius West Middle School. The portables are being placed in this location as the school is preparing to add an addition to the rear (this will come in as a separate Amendment to Final Plan).

The portables are twenty-four feet by thirty-eight feet and will have a canopy and a wooden ramp, both which are required for portable classrooms. The portable classrooms will be of standard architecture, with aluminum siding and white vinyl skirt pier.

Staff finds AFP-06-028 in conformance with §24-170 and 172 of the City's Zoning Ordinance and recommends approval.



AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-028
Date Filed	7-13-06
Total Fee	—

In accordance
with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Fields Road Elementary School
Portable Classroom Addition
 Street Address 1 School Dr. Gaithersburg MD 20878
 Zone _____ Historic area designation ☐ Yes ☒ No
 Lot _____ Block _____ Subdivision _____
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Ray Trout
 Street Address 2096 Gaither Rd. Suite No. 203
 City Rockville State MD Zip Code 20850
 Daytime Telephone 301-370-3912

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Ilan Kim
 Architect's Maryland Registration Number 10001 Telephone 301-315-9222
 Street Address 620 Hungerford Dr Suite Number 30
 City Rockville State MD Zip Code 20850

Engineer's Name Kyung Ho Choi
 Engineer's Maryland Registration Number 23028 Telephone 703-203-4539
 Street Address 14636 Stonewater Ct. Suite Number _____
 City Centreville State VA Zip Code 20121

Developer's Name _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Montgomery County Public School
 Street Address 850 Hungerford Dr. Suite No. _____
 City Rockville State MD Zip Code 20850
 Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan _____

AFP-06-028
Exhibit #1
8.2.06

6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

To place two portable units for classroom at school site

7. PROJECT DETAIL INFORMATION

a. POPULATION CHANGES (if any)

Changes in population estimated due to amendment.

Employee estimate: Total number

Total number per shift

Resident estimate: Total number

Total number per dwelling unit

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other	<i>Classroom = 1,774 SF</i>		
17. Total	<i>1,774 SF</i>		

SUBMISSION REQUIREMENTS

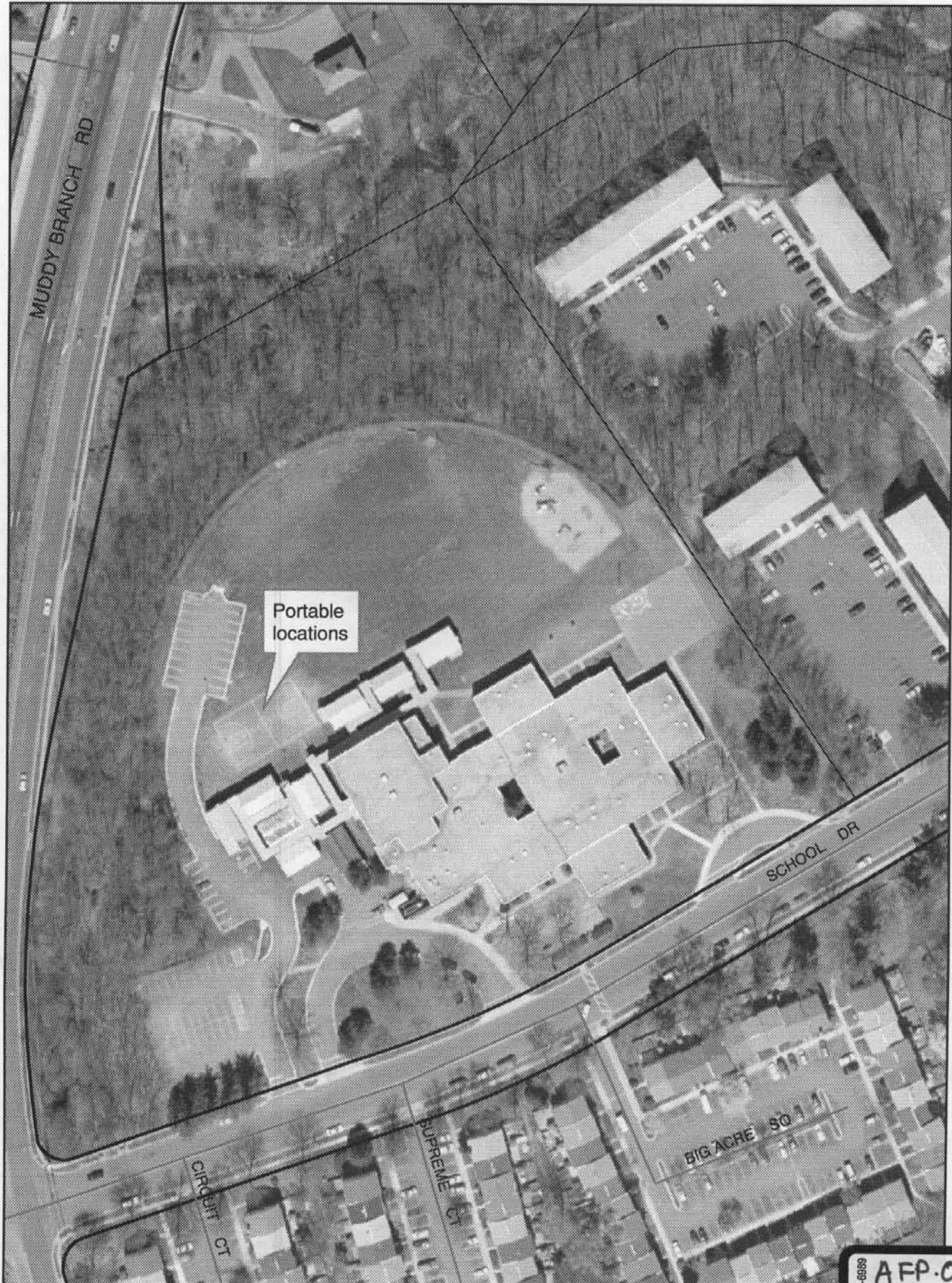
- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) *Ilam Kim for Mr. Ray Trout*

Applicant's Signature *[Signature]* Date *1/12/06*

Daytime Telephone *201-315-9222*



IZAAK WALTON LEAGUE
L. 2010 F 500

W.S.S.C.
L. 2010 F 500

BUILDER'S CERTIFICATE

I hereby certify that all clearing, grading, construction and/or development will be done pursuant to this plan.

Date

Builder

DESIGN CERTIFICATE

I hereby certify that this plan has been prepared in accordance with the Standards and Specifications for Soil Erosion and Sediment Control in Urbanizing Areas, WSSC, On-Site Storm Water Management Policy and Interim Storm Water Management Criteria dated June 26, 1991, and Montgomery County Department of Public Works, Interim Storm Drain Design Criteria dated July 1, 1995.

July 6, 1992

George R. Kelly

Date

George D. Kelley, 1955

GRADING CERTIFICATE

I hereby certify that the following quantities of earth grading are required to grade this project:
11,200 cubic yards of excavation and 81,300 cubic yards of fill.

July 6, 1992

George R. Kelly

Date

George D. Kelley, 1955

NOTES:

1. SITE CONTRACT HAS BEEN AWARDED & IS IN PROGRESS. GENERALLY ENTIRE SITE IS GRADED AS SHOWN. AREA OF BUILDING & PAVED PLAY AREAS & LAND AROUND BUILDING SHALL BE FINISH GRADED, SURFACED WITH PAVING AND/OR GROUND COVER UNDER
2. GENERAL CONTRACT

- PLATFORM BUILDING AREA IS GRADED AS NOTED - OTHER SURFACED AREAS ARE GRADED 50%
PAVED PLAY - UNDERSIDE OF REQUIRED SURFACING
PAVING - UNDERSIDE OF REQUIRED SURFACING
SOD - 3" BELOW FINISH GRADE SHOWN



WSSC HEV INST. DATUM

Scale: 1" = 4000'

APPLICABLE FOR SUBMITTAL TO MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS

DATE: 7-20-92

BY: [Signature]

PROPOSED NEW EXTENSION OF EXIST. 8" WATER MAIN TO PROPERTY LINE BY WSSC

PROPERTY CORNER PIPE

EXISTING DRAINAGE

4" WATER SERVICE TO PROPOSED NEW BUILDING (BY WSSC TO PROPERTY LINE)

DRIVE

Concrete Driveway Aprons

SHADY GROVE VILLAGE SEC. 2 PAR. 3

FIELD'S ROAD ELEMENTARY SCHOOL

MONTGOMERY COUNTY

LAWRENCE & GRIMM ARCHITECTS

7201

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE

APP-06-028

Exhibit #3

8-2-06

IZAAK WALTON LEAGUE
L. 2010 F 500

OTIS D. KENT
L. 2010 F 210

DEPT. OF USA
C.C. 8318

ZONE - R-A
SITE STATUS - UNDEVELOPED (EXCEPT AS NOTED)

SUMMARY OF ACREAGE
TOTAL 9.9988 ACRES

BUILDING COVERAGE	46,710	SQ. FT.
PARKING & DRIVEWAYS	26,100	SQ. FT.
GREEN SPACE (83.21%)	362,737	SQ. FT.

SHADY GROVE VILLAGE
SEC. 2 PAR. 3

PLAN
Scale: 1" = 40'

APPROVAL RECOMMENDED

DIRECTOR OF CONSTRUCTION



SITE PLAN

FIELD'S ROAD ELEMENTARY SCHOOL

MONTGOMERY COUNTY

LAWRENCE & GRIMM ARCHITECTS

7201

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE

APP-06-028

AFP-06-028
Exhibit #3
8-2-06

MONTGOMERY COUNTY PUBLIC SCHOOLS

INSTALLATION OF PORTABLE CLASSROOM UNIT AT FIELDS ROAD ELEMENTARY SCHOOL

ONE SCHOOL DRIVE, GAITHERSBURG, MD 20878

JULY 10, 2006

PROJECT ANALYSIS

SCOPE OF WORK:
INSTALLATION OF PORTABLE CLASSROOM UNITS INCLUDING ADDITION
OF ACCESSIBLE MEANS OF EGRESS.

USE GROUP: E

CONSTRUCTION TYPE: 5B

NO. OF STORIES: ONE (1)

BUILDING HEIGHT: 14'-0"

BLDG. FULLY SPRINKLERED: NO

FLOOR AREA:

ML- 626(NEW):	887 S.F.
ML- 527(NEW):	887 S.F.
TOTAL:	1,774 S.F.

ALLOWABLE BUILDING AREA (TABLE 503):

REQUIRED:	9,500 S.F.
PROVIDED:	1,774 S.F.

OCCUPANT LOAD (TABLE 1004.1.2):

ML-626: 887 S.F./20 S.F./PERSON = 45 OCCUPANTS
ML-527: 887 S.F./20 S.F./PERSON = 45 OCCUPANTS

MINIMUM NO. OF EXIT ACCESS REQUIREMENT: ONE (1)
SPACE WITH ONE MEANS OF EGRESS: 50 MAX. OCCUPANT LOAD (TABLE 1014.1)

MINIMUM NO. OF EXITS REQUIREMENT: ONE (1)
1 STORY MAXIMUM HEIGHT AND LESS THAN 50 OCCUPANT LOAD
AND 75 FT. TRAVEL DISTANCE (TABLE 1018.2)

APPLICABLE CODES:

- 2003 INTERNATIONAL BUILDING CODE
- 2003 NFPA 101 LIFE SAFETY CODE
- 2003 INTERNATIONAL MECHANICAL CODE
- 2000 INTERNATIONAL PLUMBING CODE
- 2002 NATIONAL ELECTRICAL CODE
- 1994 ADA AG AMERICAN WITH DISABILITIES ACT

DRAWING INDEX

- CS-1 COVER SHEET
- A-1 SITE PLAN AND FLOOR PLAN
- A-2 TIE DOWN, PIERS, SKIRTING DETAILS AND
FOUNDATION PLAN
- A-3 WOOD RAMP & STAIR PLAN, ELEVATION, SECTION,
J-BOX ENCLOSURE DETAILS AND GENERAL NOTES
- E-1 ELECTRICAL PLAN
- E-2 POWER RISER, SYMBOL LEGEND, J-BOX ENCLOSURE
DETAILS AND GENERAL NOTES
- E-3 LOW VOLTAGE ONE-LINE DIAGRAM, PLANS, NOTES,
AND DETAILS

VICINITY MAP



MR. JAMES SONG

MR. RAYMOND S. TROUT (240) 314-1019

MR. BRADLEY R. FOX (240) 314-1020

DIRECTOR, DIVISION OF CONSTRUCTION

SITE DEVELOPMENT COORDINATOR, DIVISION OF CONSTRUCTION

CONSTRUCTION TECHNICIAN, DIVISION OF CONSTRUCTION

THE K GROUP
architects

620 HUNGERFORD DRIVE, SUITE 30
ROCKVILLE, MD 20850

TEL: 301-315-8222
FAX: 301-315-0146
WWW.KGROUPARCHITECTS.COM

Montgomery County
Public Schools



PORTABLE CLASSROOMS
@ FIELDS ROAD
ELEMENTARY SCHOOL

ONE SCHOOL DRIVE
GAITHERSBURG, MD 20878

REGISTRATION:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE STATE OF
MONTGOMERY, LICENSE NO. 19861, EXP. DATE 6/30/08

FOR APPROVAL:

DATE:

ISSUED FOR:

FOR REVIEW 6-21-06

FOR REVIEW 6-28-06

FOR PERMIT 7-10-06

SHEET TITLE:

COVER SHEET

PROJECT NO: 7634

SCALE: AS SHOWN

DRAWN BY: RL

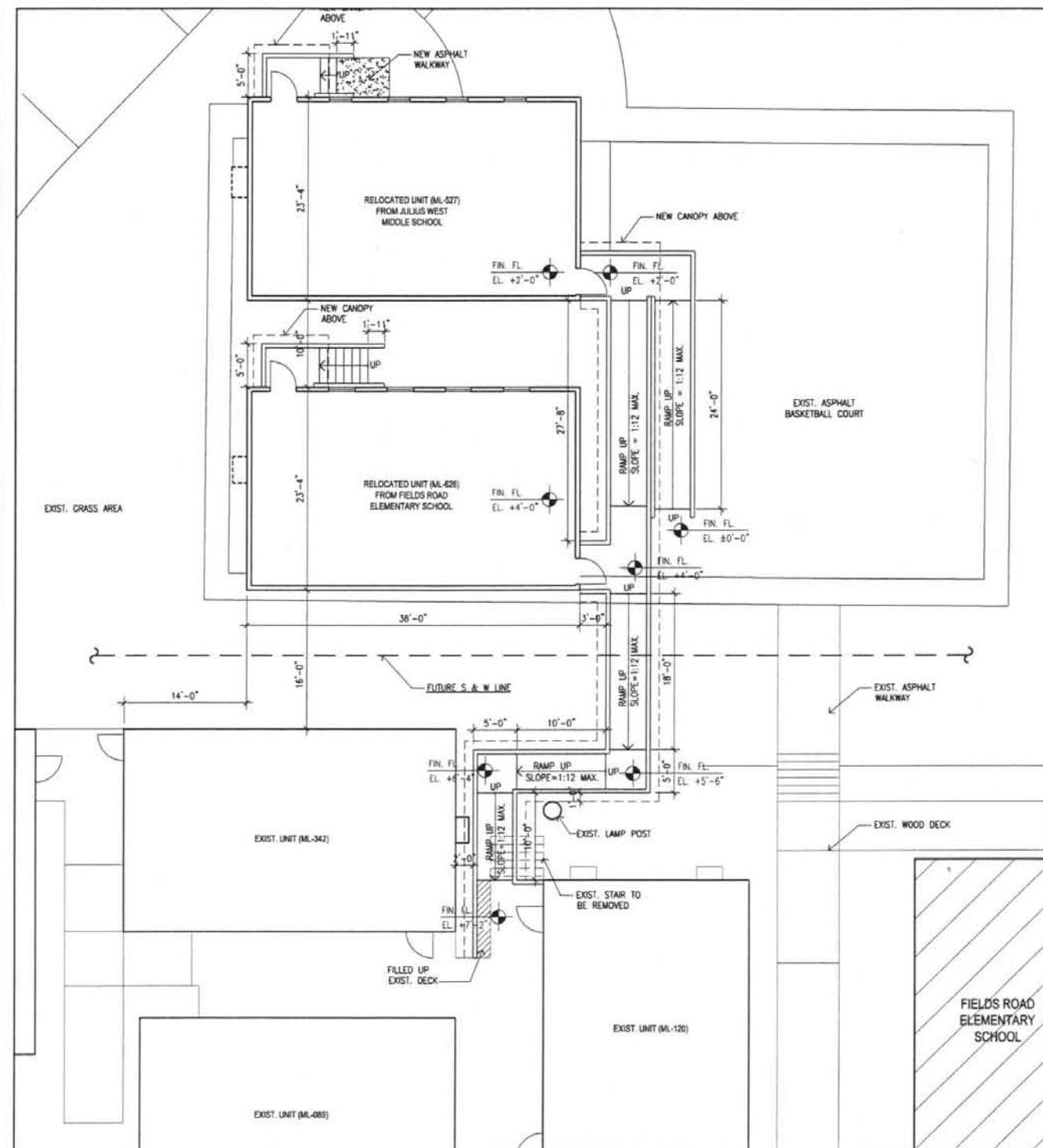
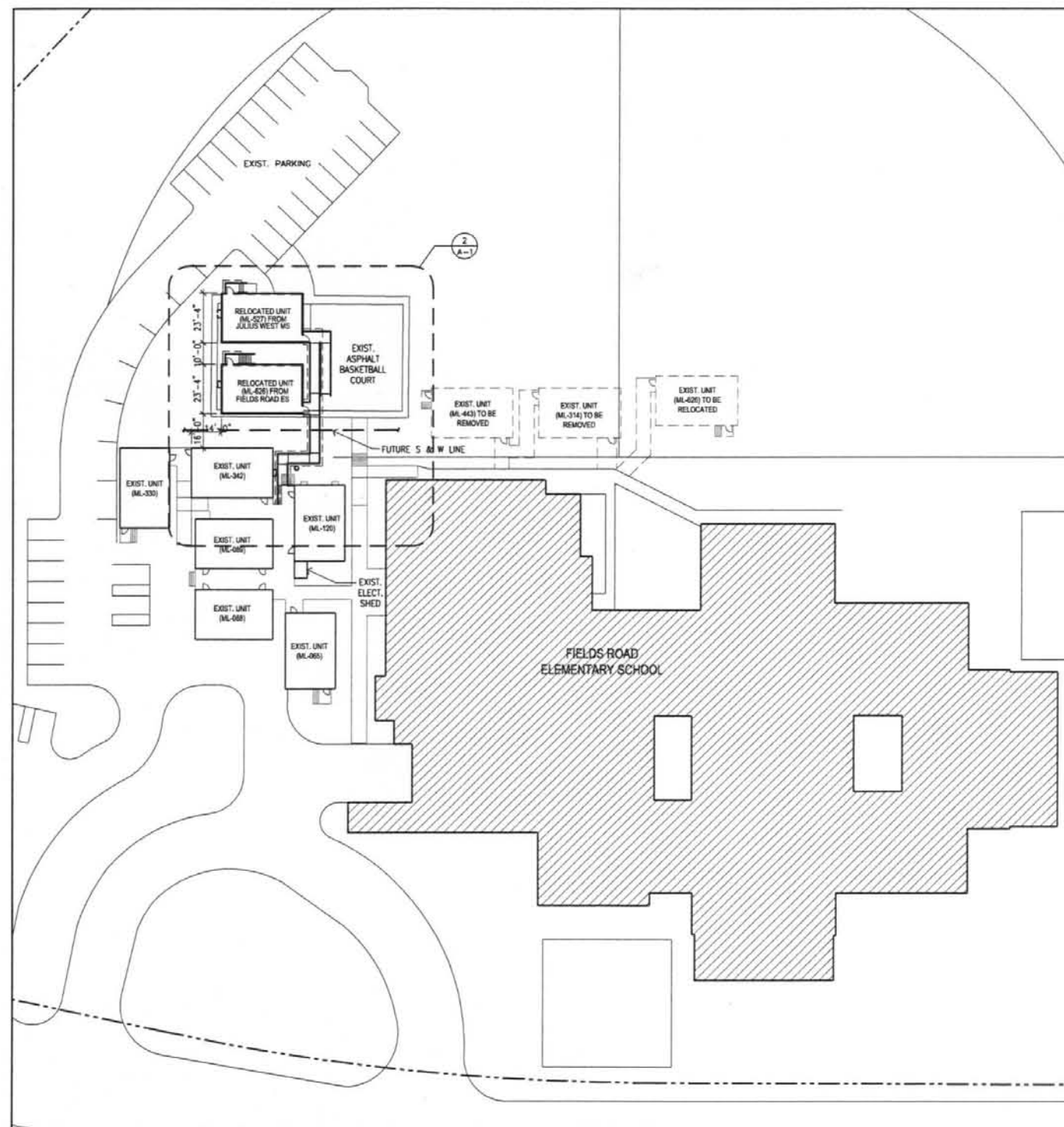
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DATE: 7-10-06

SHEET NO:

CS-1

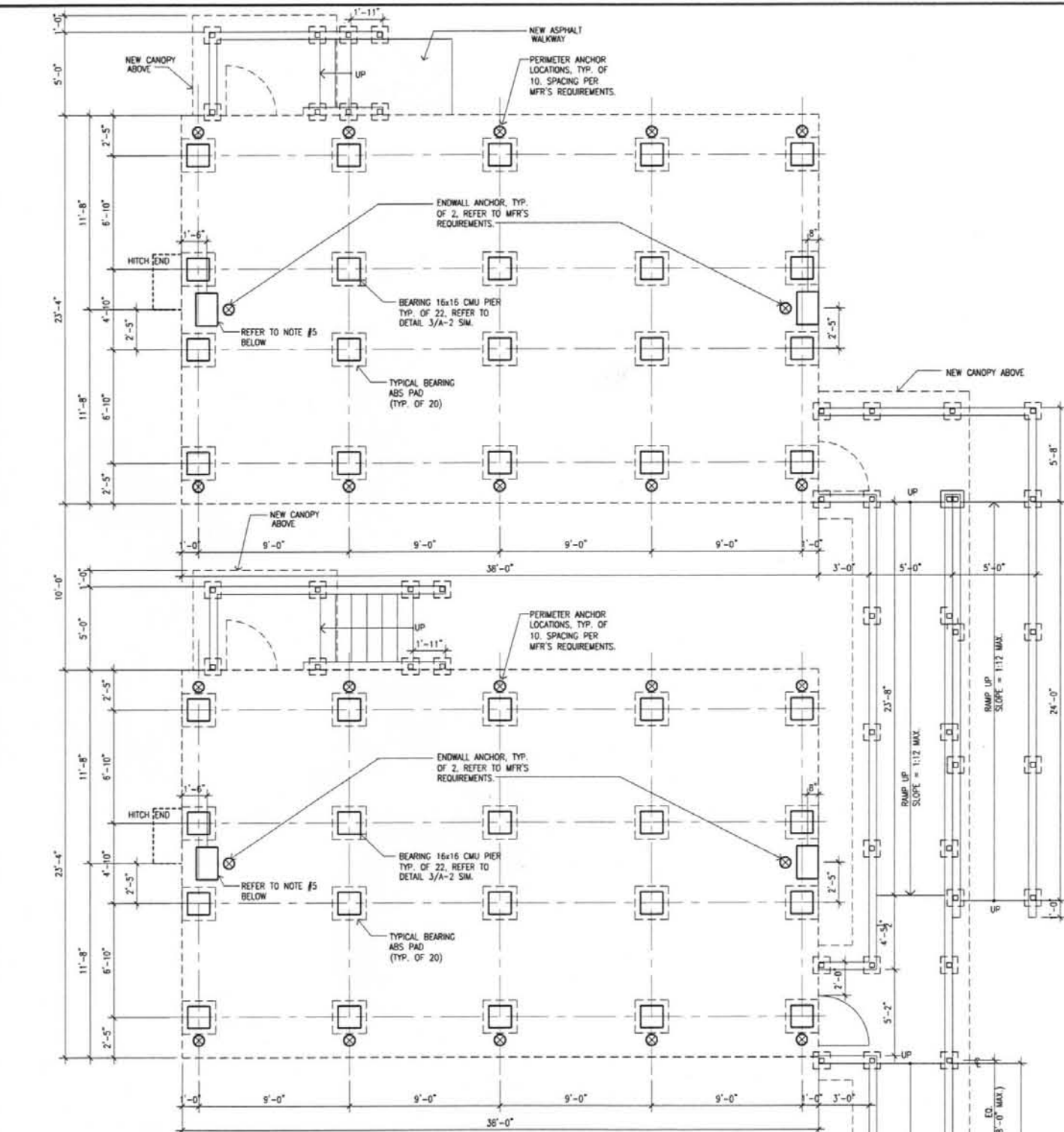
AFP-06-028
Exhibit #4
8-2-06



NOTE:

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL FOOTINGS AND FOUNDATIONS AS SHOWN ON THE DRAWINGS. UNITS SHALL BE PLACED AS SHOWN ON THE DRAWINGS AND PROPERLY ANCHORED AND SECURED TO THE FOUNDATIONS.
2. SEE SHEET A-3 FOR STEPS, RAMPS SKIRTING AND FOUNDATION DETAIL.
3. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
4. EXIST. ELECTRICAL ENCLOSURE REQUIRE A NEW ROOF AND A HASP FOR LOCK





QUALITY ASSURANCE

- TEST CORES OF THE EXISTING PAVEMENT SHALL BE TAKEN TO DETERMINE THE COMPOSITION AND TOTAL THICKNESS OF THE EXISTING PAVEMENT.
- THE SUBGRADE SHALL BE EVALUATED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY THAT THE SUBGRADE HAS A MINIMUM ALLOWABLE BEARING CAPACITY OF 1,500 PSF AND THAT THE SOIL MEETS THE PROBE VALUE REQUIREMENTS FOR "SOIL CLASS 4A" AS RECOMMENDED BY THE TIE DOWN ANCHOR MANUFACTURER. SEE MANUFACTURER'S SPECIFICATIONS.
- THE PAVEMENT AREA WITHIN ANY SINGLE CLASSROOM SHALL BE FAIRLY LEVEL. THE AREA DIRECTLY UNDER PIERS SHALL BE FREE OF DIRT, STONE, AND DEBRIS.
- A MORTAR LEVELING BED SHALL BE PROVIDED IF THE PAVEMENT IS NOT LEVEL. THE CMU WYTHES SHALL BE FLUSH AND TIGHT WHEN PLACED AGAINST EACH OTHER.
- THE FIRST COURSE FOR EACH OF THE TWO CENTER END WALL PIERS SHALL CONSIST OF TWO (2) 12x16 SOLID CONCRETE MASONRY UNITS (100% SOLID CONFORMING TO ASTM C-55, TYPE N); THE REMAINING COURSES SHALL BE TWO (2) 8x16 SOLID CMU PIERS ABOVE. REFER TO SECTION 1/A-2.
- PIERS SHALL BE INSPECTED FOR ALIGNMENT AND VERTICAL PLUMBNESS PRIOR TO INSTALLATION OF RELOCATABLE UNITS.

1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES (UNIT ML-527 & ML-626)

- SITE CONDITIONS AND GRADES WILL VARY. HEIGHT OF PIERS, DISTANCE OF DECK ABOVE GRADE, AND NUMBER OF RISERS MUST BE FIELD VERIFIED AT SITE PRIOR TO PLACEMENT OF UNITS, TYP.
- PIER LAYOUT AND CONSTRUCTION, PORTABLE UNIT SET-UP, ANCHORS & STRAPS ALL TO BE IN STRICT ACCORDANCE WITH THE SPECIFIC MANUFACTURER'S REQUIREMENTS FOR UNIT SIZES IN USE AT SITE.
- 16" DIA. CONCRETE BEARING WILL BE USED WHEREVER PIER ABOVE GRADE IS HIGHER THAN 32". VERIFY IN FIELD.

NEW CANOPY ABOVE
CONNECT TO
EXIST. CANOPY

RAMP UP, MAX SLOPE=1:12
CONNECT & MATCH TO EXIST.
WOOD DECK. VERIFY IN FIELD.

RAMP UP, MAX SLOPE=1:12 MAX.

UP

UP

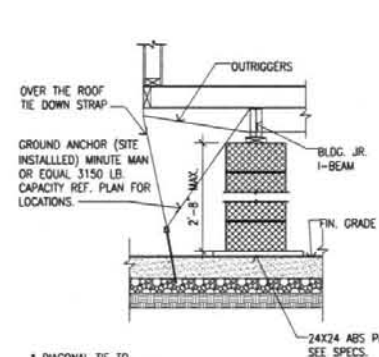
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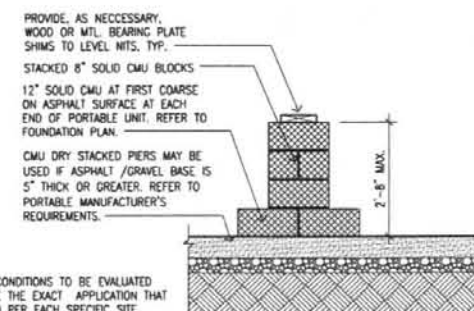
UP



FOUNDATION NOTES:

- ALL FOUNDATION CONSTRUCTION, MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES. THE PIER LOCATIONS PROVIDED ON THIS PLAN ARE FOR THE SOLE PURPOSE OF IDENTIFYING THE LOCATION OF THE REQUIRED BLOCKING POINTS FOR THIS BUILDING. FOUNDATION REQUIREMENTS ARE NOT KNOWN DUE TO VARYING SOIL CONDITIONS. FOUNDATION REVIEW AND INSPECTION IS TO BE PERFORMED BY THE LOCAL OFFICIAL HAVING JURISDICTION.
- TIE-DOWN STRAPS TO BE 1-1/4" x .035" TYPE-1, FINISH B, GRADE 1 ZINC COATED STEEL STRAPPING CONFORMING WITH ASTM A393-91. TIE DOWN STRAPS AND CONNECTING HARDWARE SHALL HAVE A MINIMUM WORKING CAPACITY OF 3,150 LBS.
- GROUND ANCHORS SHALL HAVE A 3,150 LBS MINIMUM WORKING CAPACITY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- CRAWL SPACE TO BE VENTILATED (1.50 SQ. FT./150 SQ. FT.)

2 TIE DOWN DETAIL
SCALE: 1/2"=1'-0"

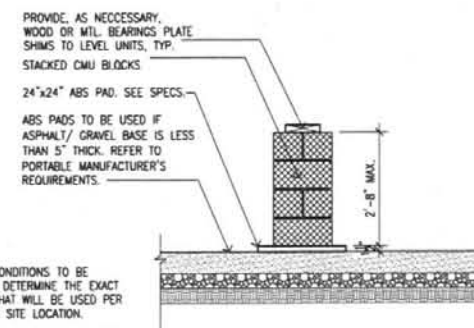


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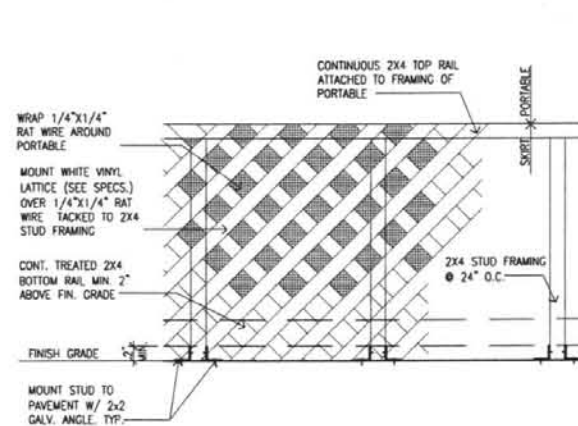
- FOUNDATION CONDITIONS TO BE EVALUATED TO DETERMINE THE EXACT APPLICATION THAT WILL BE USED PER EACH SPECIFIC SITE LOCATION.
- IN LIEU OF SONOTUBE PIERS UP TO BEAM OF PORTABLE UNIT, 16" SQUARE DRYSTACKED CMU PIERS MAY BE USED TO A HEIGHT OF 2'-8" MAX, PLACED ATOP 5" OF ASPHALT.
- PORTABLE UNITS ARE TO BE TIED TO ANCHORS DRIVEN INTO ASPHALT. SEE TIE DOWN DETAILS PROVIDED BY MANUFACTURERS.

DRY BLOCK ON ASPHALT

3 PIER DETAIL
SCALE: 1/2"=1'-0"

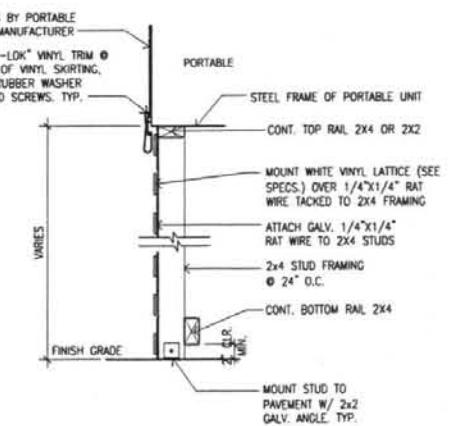


DRY BLOCK ON ASPHALT



ELEVATION OVER PAVEMENT

4 SKIRTING DETAIL
SCALE: 1"=1'-0"



SECTION OVER PAVEMENT

THE K GROUP ARCHITECTS

620 HUNTERFORD DRIVE, SUITE 30
ROCKVILLE, MD 20850
TEL: 301-315-9222
FAX: 301-315-0146
WWW.KGROUPARCHITECTS.COM

Montgomery County Public Schools



PORTABLE CLASSROOMS @ FIELDS ROAD ELEMENTARY SCHOOL

ONE SCHOOL DRIVE
GAITHERSBURG, MD 20878

REGISTRATION:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 13861. EXP. DATE 6/30/2010.

FOR APPROVAL:

DATE:

ISSUED FOR:

FOR REVIEW 6-21-06

FOR REVIEW 6-28-06

FOR PERMIT 7-10-06

SHEET TITLE:

TIE DOWN, PIER, SKIRTING DETAILS
AND FOUNDATION PLAN

PROJECT NO: 7634

SCALE: AS SHOWN

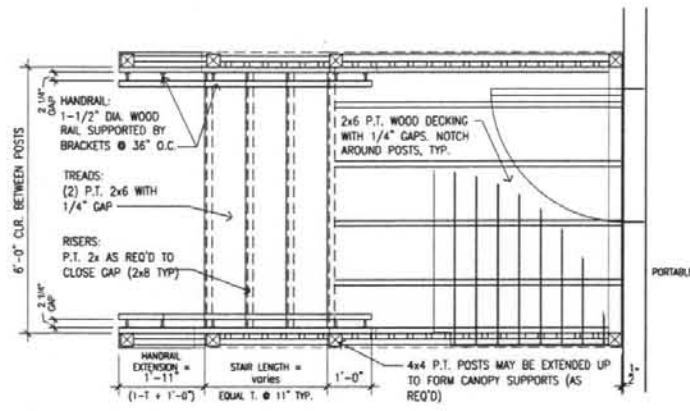
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CHECKED BY: IK

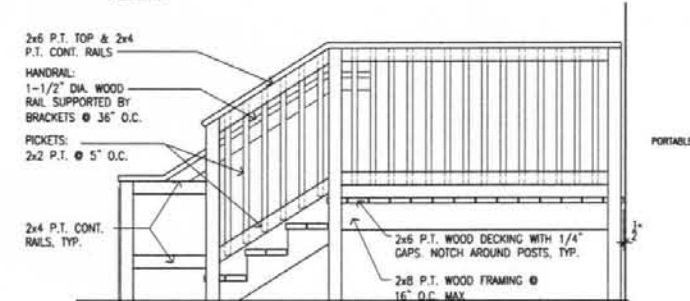
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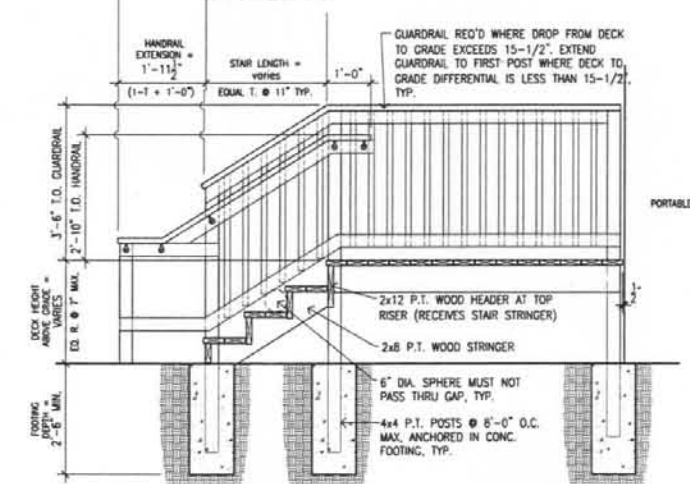
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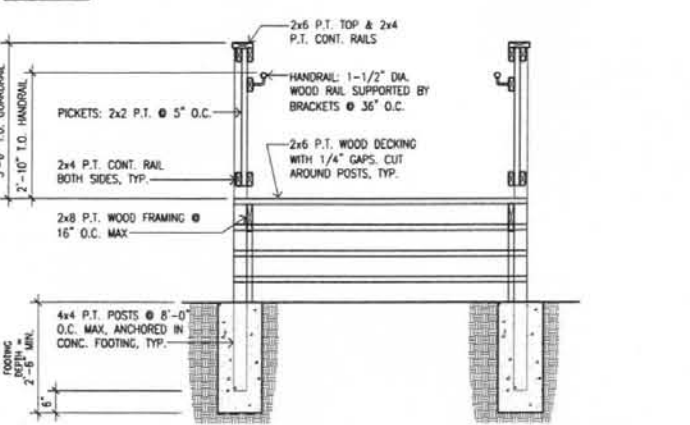
PLAN



ELEVATION

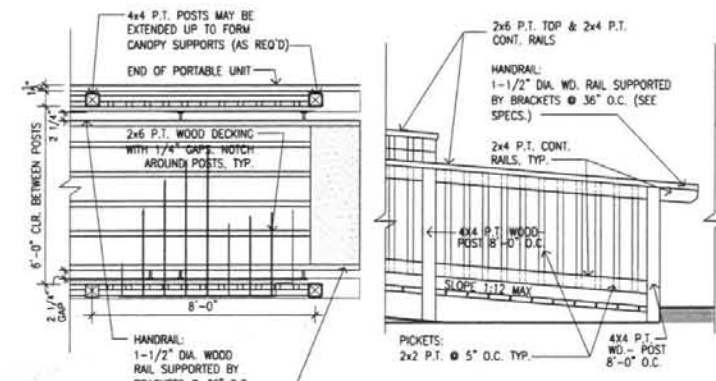


SECTION



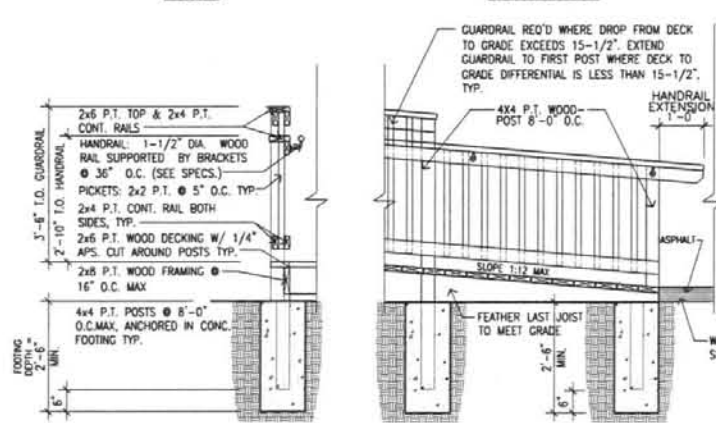
ELEVATION

1 WOOD STAIR PLAN, SECTION & ELEVATION
SCALE: 1/2"=1'-0"



PLAN

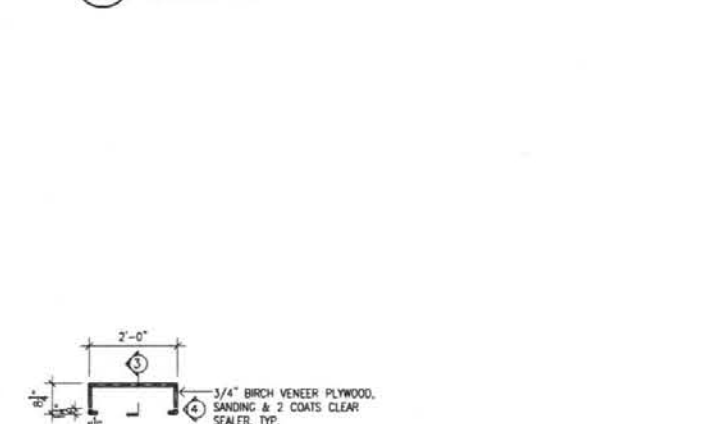
ELEVATION



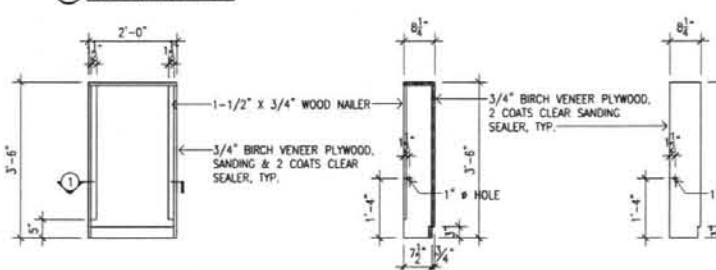
SECTION

SECTION

2 WOOD RAMP PLAN, SECTION & ELEVATION
SCALE: 1/2"=1'-0"



1 SECTION PLAN

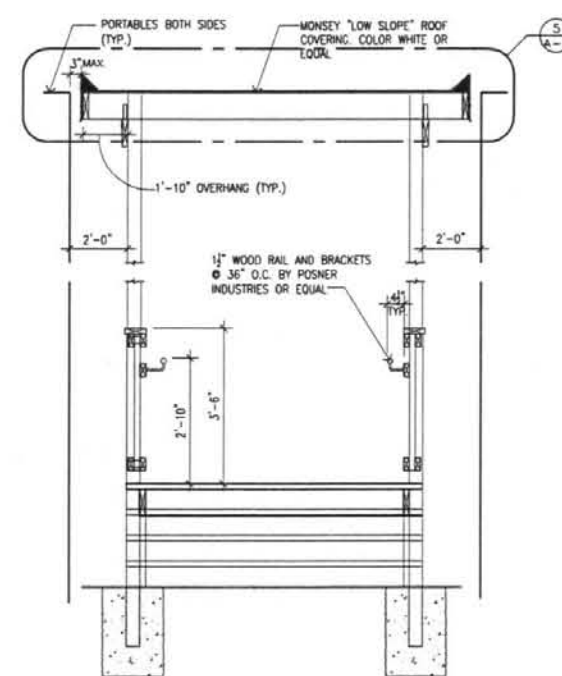


2 ELEVATION

3 SECTION

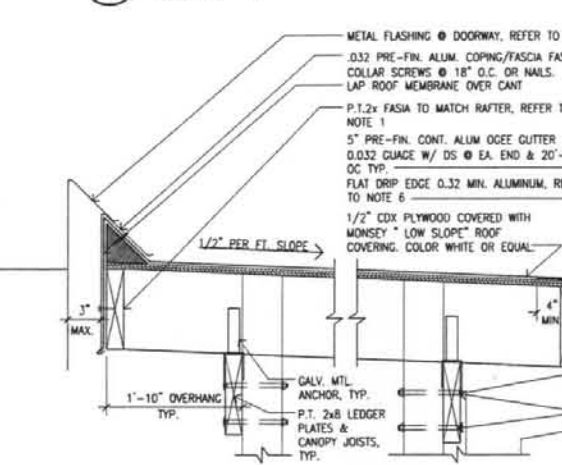
4 SIDE ELEVATION

3 J-BOX ENCLOSURE ELEVATION AND SECTION (J7)
SCALE: 1/2"=1'-0"



WOOD CANOPY SECTION

SCALE: 1/2"=1'-0"



FREE-STANDING CANOPY

GENERAL NOTES:

1. TYPICAL ROOF JOIST SIZE AND SPACING AND SPACING TO BASED ON REQUIRED SPAN.
- UP TO 8'-0" SPAN = 2x6 JOISTS @ 24" O.C.
- 8'-0" TO 10'-0" SPAN = 2x6 JOISTS @ 16" O.C.
- 10'-0" TO 12'-0" SPAN = 2x10 JOISTS @ 16" O.C.
- 12'-0" TO 16'-0" SPAN = 2x12 JOISTS @ 16" O.C.
2. ALL CANOPIES TO BE SLOPED TO DIVERT WATER AWAY FROM BUILDINGS. BOTTOM OF CANOPY RAFTER SHALL BE A MINIMUM OF 8'-0" FROM DECK SURFACE.
3. START APPLICATION OF ROOFING AT LOW SIDE OF CANOPY, WORKING UP THE SLOPE SO WATER RUNS OVER LAPS.
4. 36" ROLL ROOFING SHALL BE 125 MIL. RUBBERIZED, ASPHALT-BACKED, SELF-ADHESIVE WITH MINERAL SURFACE. (SIMILAR TO "MSR-100" AS MANUFACTURED BY NEI AT (603) 778-8899)
5. ROOFING MATERIAL SHALL BE INSTALLED PER MANUFACTURERS DIRECTIONS AND IMMEDIATELY AFTER INSTALLATION OF ROOF SHEATHING. SHEATHING MUST ALSO BE COMPLETELY DRY.
6. DRIP EDGE SHALL BE APPLIED DIRECTLY OVER SHEATHING. APPLY ROOF SEALER TO DRIP EDGE PRIOR TO APPLICATION OF ROLL ROOFING. THEN, ROLL ROOFING SHALL BE APPLIED OVER DRIP EDGE AND SEALED WITH ROOF SEALER SUCH AS MONSEY OR SIMILAR, TYP.
7. AT LOCATIONS WHERE A DOORWAY OCCURS UNDERNEATH A CANOPY, PROVIDE 6'-0" WIDE METAL FLASHING INSTALLED ON ROOF AT INTERSECTION OF CANOPY WITH WALL. (CENTER IT OVER THE AREA WHERE DOOR OCCURS BENEATH CANOPY.)
8. INSTALL WOODEN CANT STRIP (4x4 CUT 45 DEG) AT HIGH SIDE OF CANOPY SLOPE FOR FULL PERIMETER OF CANOPY THAT DOES NOT RECEIVE GUTTERS. SEE DETAIL.
9. GUTTER HANGERS SHALL BE HIDDEN SCREW TYPE @ 24" O.C., TYP.
10. PROVIDE DOWNSPOUTS AT EACH END OF EACH STRAIGHT SECTION OF CANOPY GUTTER & 20' O.C. MAX. INSTALL PRE-FORMED DOWNSPOUT OUTLETS AT EACH DOWNSPOUT LOCATION. SEAL ALL GUTTER & DOWNSPOUT JOINTS, OUTLETS AND ENDCAPS, TYP.

5 WOOD CANOPY SECTION(FREE STANDING)
SCALE: 1-1/2"=1'-0"

GENERAL NOTES

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES (INCLUDING I.B.C. 2000, NFPA 1997, ADAS 1991, NEC) AND ALL OTHER REGULATIONS OF MONTGOMERY COUNTY AND STATE OF MARYLAND.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND CERTIFICATES OF INSPECTION REQUIRED TO COMPLETE THE WORK.
- CONTRACTOR SHALL CHECK THE SITE, AND REVIEW WITH "MISS UTILITY" (1-800-257-7777) BEFORE DRILLING OR EXCAVATING. ANY DISTURBANCES TO SITE SHALL BE RESTORED TO SIMILAR ADJACENT CONDITIONS WITH LIKE MATERIAL, AS REQ'D.
- UNIT PLACEMENT
- SITE CONDITIONS AND GRADES WILL VARY. HEIGHT OF PIERS, DISTANCE OF DECK ABOVE GRADE, AND NUMBER OF RISERS MUST BE FIELD VERIFIED AT SITE PRIOR TO PLACEMENT OF UNITS, TYP.
- PIER FOOTING LAYOUT AND CONSTRUCTION, PORTABLE UNIT SET-UP, ANCHORS & STRAPS ALL TO BE IN STRICT ACCORDANCE WITH THE SPECIFIC MANUFACTURER'S REQUIREMENTS FOR UNIT SIZES IN USE AT SITE.
- SOIL BEARING PRESSURE ASSUMED TO BE 2500 PSI, MIN. & FREE OF ORGANIC MATERIALS. IF SOIL OF THIS TYPE IS NOT ENCOUNTERED, NOTIFY THE OWNER OR THE ARCHITECT BEFORE PROCEEDING.
- ALL CONCRETE SHALL HAVE 3000 PSI 28-DAY STRENGTH OR BETTER, TYP.
- REINFORCEMENT BARS SHALL BE DEFORMED BARS, ASTM A615, GRADE 60.
- WELDING SHALL BE PER THE A.W.S. WITH E70 ELECTRODES.
- WOOD CONSTRUCTION
- ALL HARDWARE (NAILS, BOLTS, STRAPS, TIES, ETC.) SHALL BE HOT DIPPED GALVANIZED FASTENERS TO COMPLY WITH ASTM A153 AND CONNECTORS TO COMPLY WITH ASTM A65.
- ALL EXTERIOR WOOD LUMBER AND FRAMING SHALL BE PRESSURE TREATED (P.T.) NUMBER 2 OR BETTER USING ALKALINE COPPER QUAT OR COPPER AZOLE. NO CHROMIATED COPPER ARSENATE SHALL BE USED AS A SUBSTITUTE.
- ALL CONNECTIONS FROM 2x4 FRAMING MEMBERS TO 4x4 POSTS TO BE WITH (2) 3/8" GALV. CARRIAGE BOLTS, TYP. EXCEPT WHERE NOTED.
- ALL WOOD DECKING ON DECKS, RAMPS, STAIRS TO BE LAID TRUE, FLUSH AND EVEN, AND FREE OF TRIPPING CONDITIONS. ALL WOOD RAILS TO BE FREE OF SPLINTERS AND SANDED SMOOTH.
- PLATFORM LANDINGS LAID ADJACENT TO UNIT DOORS ARE TO BE SET 1-1/2" LOWER THAN FINISH FLOOR OF UNIT, WITH BEVELED DOOR THRESHOLDS (2:1) IN ACCORDANCE WITH ADA REQ'S. EXCEPT IN THE CITIES OF ROCKVILLE AND GAITHERSBURG.
- USE 3-120 PENNY (3 INCH GALV. SMOOTH FINISH SHANK AT EVERY CONNECTION AND WHERE APPLICABLE (TYPICAL).



620 HUNGERFORD DRIVE, SUITE 30
ROCKVILLE, MD 20850
TEL: 301-315-9222
FAX: 301-315-0146
WWW.KGROUPARCHITECTS.COM

Montgomery County
Public Schools



PORTABLE CLASSROOMS
@ FIELDS ROAD
ELEMENTARY SCHOOL

ONE SCHOOL DRIVE
GAITHERSBURG, MD 20878

REGISTRATION:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 10081, EXP. DATE 06/2008

FOR APPROVAL:

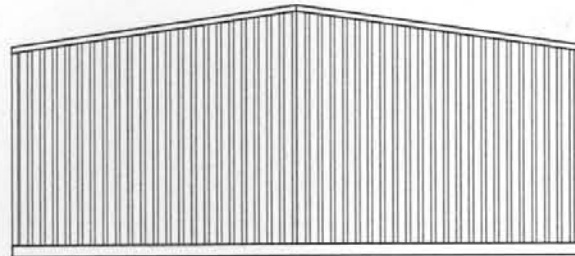
DATE:

ISSUED FOR:	
FOR REVIEW:	6-21-06
FOR REVIEW:	6-28-06
FOR PERMIT:	7-10-06

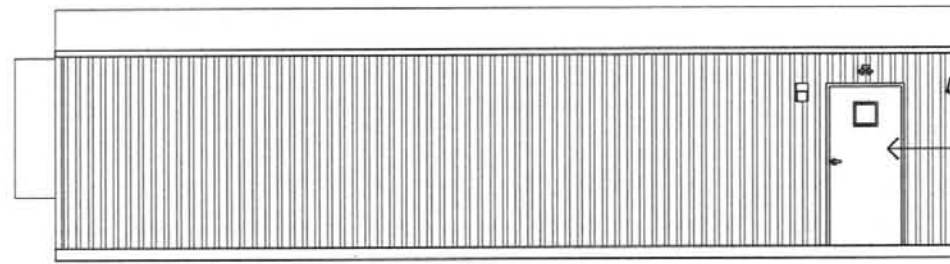
SHEET TITLE:

WOOD RAMP & STAIR PLAN, ELEVATION, SECTION, J-BOX ENCLOSURE DETAILS AND GENERAL NOTES

PROJECT NO: 7634
SCALE: AS SHOWN
DRAWN BY: RL
CHECKED BY: JK
DATE: 7-10-06
SHEET NO:



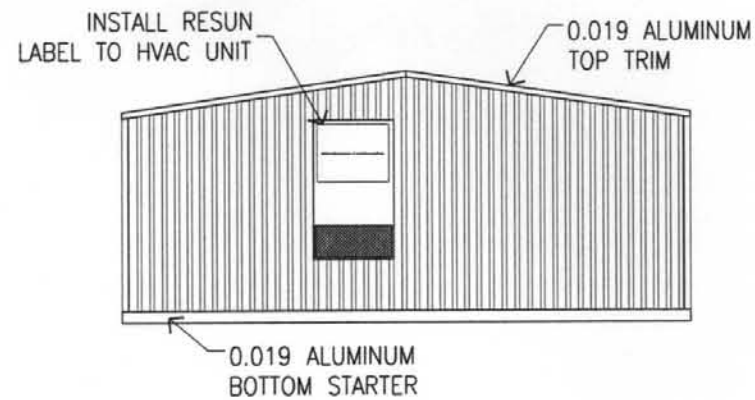
SIDE ELEVATION 1
SCALE: 1/8"=1'-0"



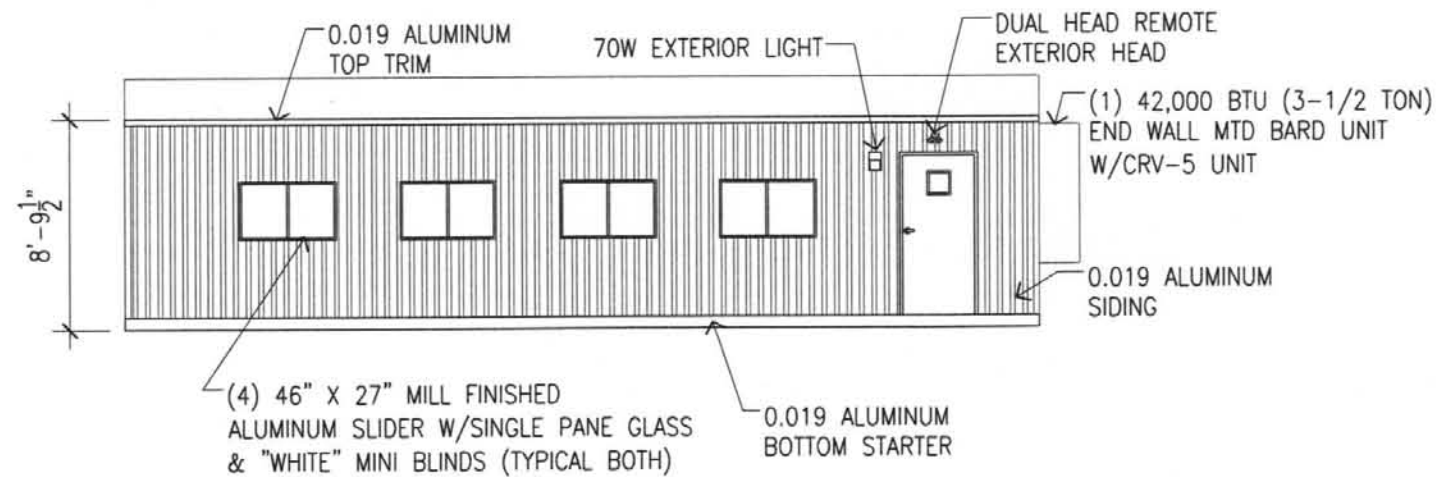
REAR ELEVATION
SCALE: 1/8"=1'-0"

0.019 ALUMINUM
SIDING

3/0 X 6/8 PHILLIPS #87 METAL FACED
EXTERIOR DOOR "COLONIAL WHITE"
W/ALUMINUM FRAME, 10"SQ VISION PANEL,
LCN #1461 DOOR CLOSER, CORBIN/RUSSWIN
#ED8200 PANIC HARDWARE, CORBIN/RUSSWIN
P-8 WING PULLS & CORBIN/RUSSWIN D-1
KEYWAY RIM CYLINDERS (TYPICAL BOTH)



SIDE ELEVATION 2
SCALE: 1/8"=1'-0"



FRONT ELEVATION
SCALE: 1/8"=1'-0"

(4) 46" X 27" MILL FINISHED
ALUMINUM SLIDER W/SINGLE PANE GLASS
& "WHITE" MINI BLINDS (TYPICAL BOTH)

0.019 ALUMINUM
BOTTOM STARTER

0.019 ALUMINUM
SIDING

(1) 42,000 BTU (3-1/2 TON)
END WALL MTD BARD UNIT
W/CRV-5 UNIT

DUAL HEAD REMOTE
EXTERIOR HEAD

70W EXTERIOR LIGHT

0.019 ALUMINUM
TOP TRIM

8'-9 1/2"

THE K GROUP
architects

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Montgomery County
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REGISTRATION:

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APPROVED BY ME, AND I AM A DULY LICENSED
ARCHITECT UNDER THE LAWS OF THE STATE OF
MARYLAND LICENSE NO. 18001, EXP. DATE 06/30/08

FOR APPROVAL:

DATE:

ISSUED FOR:

FOR PERMIT 7-10-06

SHEET TITLE:

PORTABLE ELEVATIONS

PROJECT NO. 7634

SCALE: AS SHOWN

DRAWN BY: RL

CHECKED BY: IK

DATE: 7-10-06

SHEET NO:

A-4

PENGAD 800-631-6080
AFP-06-02B
Exhibit #5
8-2-06